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Bristol Co. S.D.

Karpa, Inc., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 793 Gifford Road, Westport, MA 02790

In consideration of Forty Thousand (\$40,000.00) Dollars

Grants to Richard P. Vohnoutka, 793 Gifford Road, Westport, MA 02790

With Quitclaim Covenants

The land with buildings thereon, <sup>in New Bedford</sup> being shown as Lot 6 on "Plan Prepared for Fairhaven Mills Realty Trust" dated June 14, 1989 prepared by Atlantic Design Engineers, Inc. Said plan is recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 123, Page 105. Containing 79,871 square feet or 1.83 acres. Said lot is further described on New Bedford Assessors Map 93 as Lot 263.

The premises are conveyed with the benefit of easements for all existing electric wires and conduits, hydrant and hydrant lines, water lines, gas pipes, telephone lines, steam pipes, sewer pipes and other utilities now used for the benefit of Lot 6, together with the mutual right of grantor and grantee to enter upon the property of the other for the purposes of maintaining, repairing, improving, and replacing said lines, wires, pipes and conduits, as may be necessary.

The premises are further conveyed with the benefit of an easement in favor of the grantee, its successor and assigns to install, maintain, repair, improve and replace electric wires and conduits, hydrant and hydrant lines, water lines, gas pipes, telephone lines, cable lines, fiberoptics and the like, steam pipes, sewer pipes and other utilities over remaining land of the grantor between the westerly side of Mill #1 and the westerly property line of Lot 1.

The premises are conveyed with the benefit of a perpetual right and easement over Lot 1 to pass and repass by foot, motor vehicle or otherwise over the land on both sides of what is now known as Mill #1 including the right to use "DRIVEWAY A" as shown on Plan of "Fairhaven Mills Realty Corp.", dated July 3, 1981, prepared by William F. Kirby. Said plan is recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 106, Page 37.

The premises are conveyed together with the perpetual right and easement in favor of the grantee, its successors and assigns to pass and repass by foot, motor vehicle or otherwise over a strip of land twenty (20) feet wide lying immediately adjacent to the northern property line of the premises to enter upon said strip for all purposes of maintaining, repairing, removing or reconstructing any of the grantee's property.

Said property is conveyed to and with the benefit of all easements and rights of way of record so far as each is still in force and applicable.

Being the same premises conveyed to Karpa, Inc. by City of New Bedford by deed dated October 29, 1997 and recorded in Bristol County (S.D.) Registry of Deeds in Book 3974, Page 133.

In witness whereof, the said Karpa, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard P. Vohnoutka, its President hereto duly authorized this 23<sup>rd</sup> day of December, 1999.

Karpa, Inc.

By Richard P. Vohnoutka  
Richard P. Vohnoutka  
President

COMMONWEALTH OF MASSACHUSETTS

REG OF DEEDS  
REG #07  
BRISTOL S

12/23/99 2:12PM 01  
000000 #3094  
FEE \$182.40  
CASH \$182.40

Bristol, ss.

December 23, 1999

Then personally appeared the above-named Richard P. Vohnoutka and acknowledged the foregoing instrument to be the free act and deed of Karpa, Inc., before me

Gregory A. Benson  
Notary Public  
My Commission Expires MARCH 28, 2003

